

Mr. Robert Haines
Zoning Commissioner of
Baltimore County

5/4/88

Dear Mr. Haines:

I am writing to request a hearing to appeal your decision. At the hearing you informed me a letter would be sent to my address indicating your decision on case NO. 88-342-SPH. If the decision was unfavorable I would have 30 days to file an appeal.

I never received your letter and I did not think anything was going on until I went to a neighbor's party. I heard several of the neighbors complain about the children who were caught taking people's mail from their box.

I called your office and spoke to Mrs. Novak who told me a denial letter was sent to my address on March 17, 1988. She also explained the 30 days to file the appeal had expired.

According to the neighbors the date the denial letter was mailed coincides to the children taking the mail. Under these circumstances I have no choice but to appeal.

Respectfully Yours

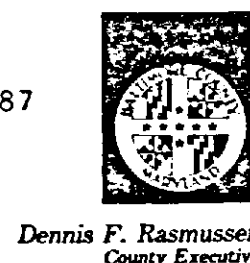
Robert A. Knoll

284-6558

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3534

December 14, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204



Dennis F. Rasmussen
County Executive

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 184, 185, 186, 187, 188, 189, 190, 191, 192, and 193.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MCD:ok

88-342-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 29th day of December, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner Robert A. Knoll
Petitioner's Attorney
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 25, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Robert A. Knoll
2910 Berwick Avenue
Baltimore, Maryland 21234

RE: Item No. 188 - Case No. 88-342-SPH
Petitioner: Robert A. Knoll
Petition for Special Hearing

Dear Mr. Knoll:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer / JED:kkb

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

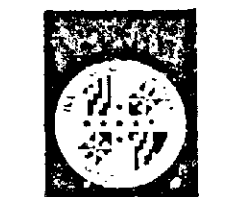
Enclosures

Baltimore County
Fire Department
Towson, Maryland 21204
494-4500

Paul H. Reinke
Chief

December 9, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Robert A. Knoll

Location: NW/S Yorkway, 381' +/- c/l Leeway

Item No.: 188

Zoning Agenda: Meeting of 12/1/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

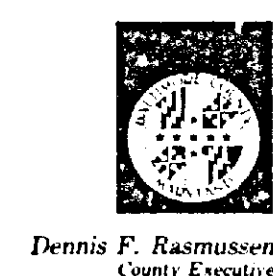
REVIEWER: Noted and Approved: J. Robert Haines
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3533

J. Robert Haines
Zoning Commissioner

June 8, 1988



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
Old Courthouse, Room #205
Towson, Maryland 21204

RE: Petition for Special Hearing
NW/S Yorkway, 381' c/l Leeway
(2520 Yorkway)
12th Election District, 7th Councilmanic District
Robert A. Knoll - Petitioner
Case No. 88-342-SPH

De ward:

Case be advised that an appeal of the above-referenced case was filed in this office on May 4, 1988 by Robert A. Knoll - Petitioner (see explanation of late filing included in appeal request). All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Robert A. Knoll
2910 Berwick Avenue, Balto., Md. 21234

People's Counsel of Baltimore County
Rm. 223, Old Courthouse, Towson, Md. 21204

File

APPEAL

Petition for Special Hearing
NW/S Yorkway, 381' C/2 Leeway
(2520 Yorkway)
12th Election District - 7th Councilmanic District
Robert A. Knoll - Petitioner
Case No. 88-342-SPH

SPH--Nonconforming use for six (6) apartments.

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1) Plat of Property

2) Affidavit

3) Original Letter from J. Nolan confirming results of inspection of location.

Zoning Commissioner's Order Dated March 17, 1988

Notice of Appeal received Robert A. Knoll - Petitioner (see 88-342-SPH)
2910 Berwick Avenue, Balto., MD. 21234

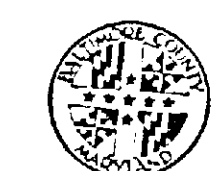
Robert A. Knoll, Petitioner
2910 Berwick Ave. (21234)
P. David Fields, James Hoswell
J. Robert Haines, Ann Nastarowicz, J. E. Dyer
Docket Clerk
Arnold Jablon
Nancy West

APPEAL
Petition for Special Hearing Case No.: 88-342-SPH
Page 2

Robert A. Knoll - Petitioner
2910 Berwick Avenue, Balto., Md. 21234

People's Counsel of Baltimore County
Rm. 223, Old Courthouse, Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
James Hoswell, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
Docket Clerk



County Board of Appeals of Baltimore County

Room 315, County Office Building
Towson, Maryland 21204
(301) 494-3180

September 7, 1988

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-342-SPH

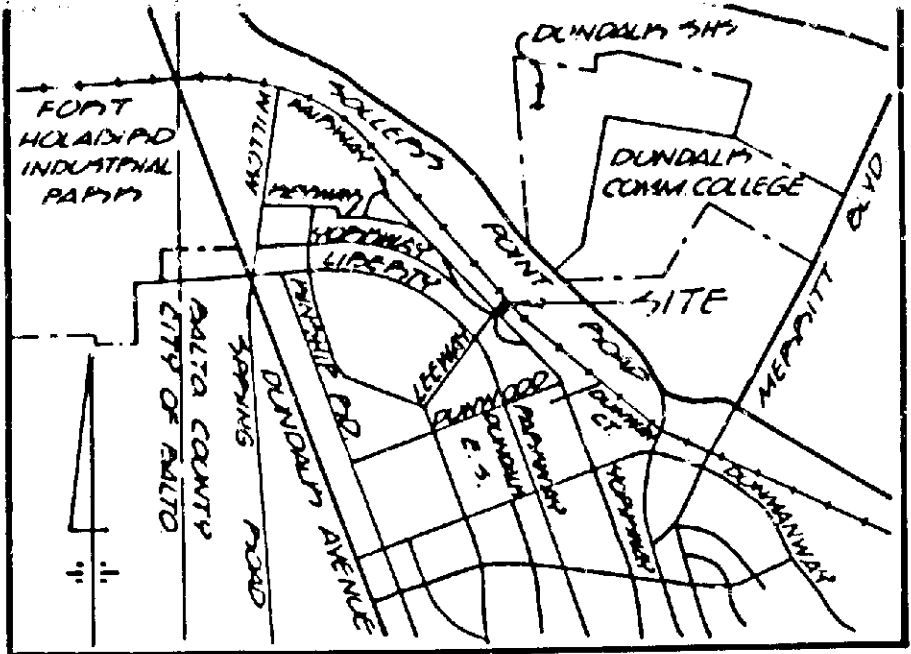
ROBERT A. KNOLL
NW/S Yorkway, 381' c/l Leeway
(2520 Yorkway)
12th Election District

SPH - Nonconforming use - six apartments
3/17/88 - Z.C.'s Order - that Petition for Special Hearing for nonconforming use for six apartments is DENIED.

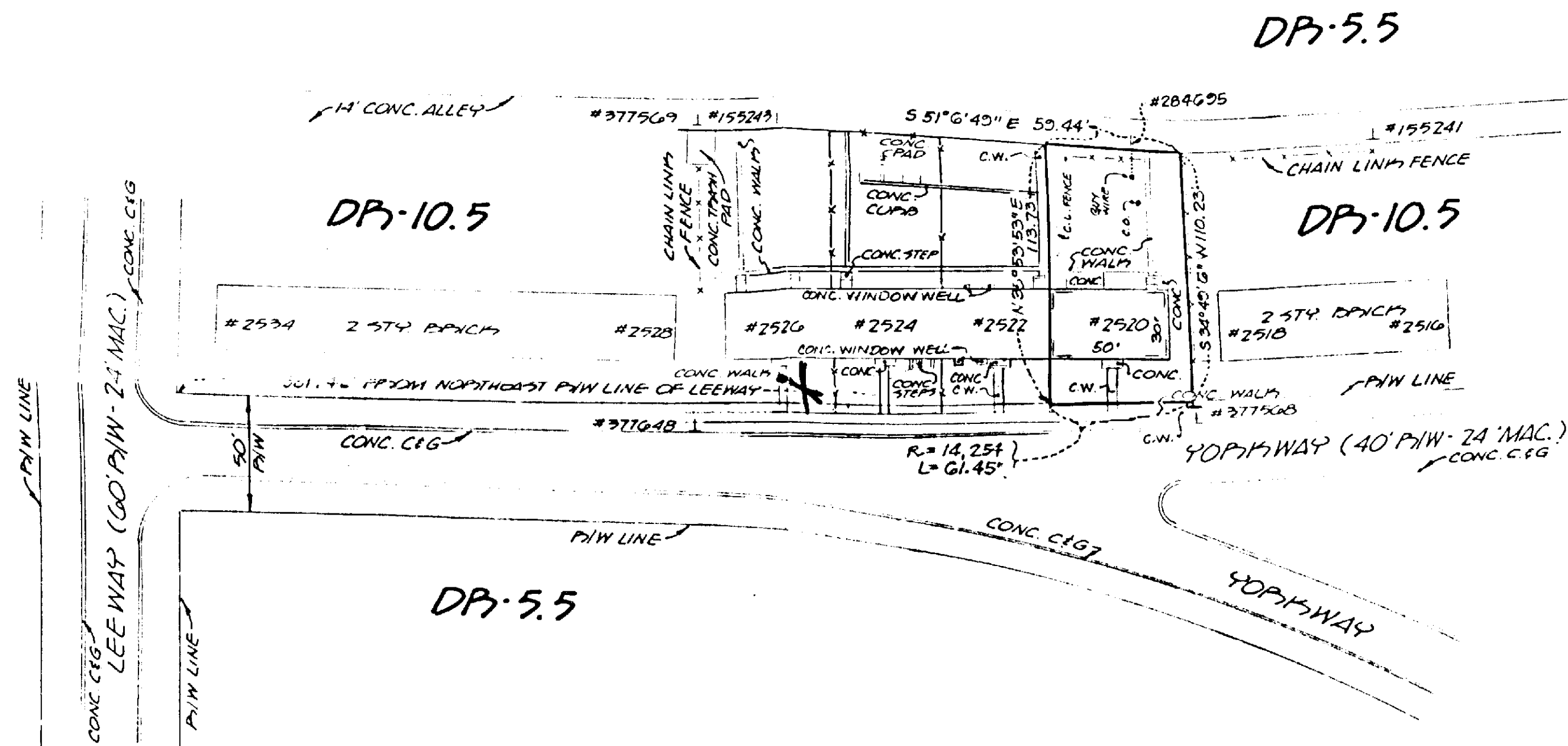
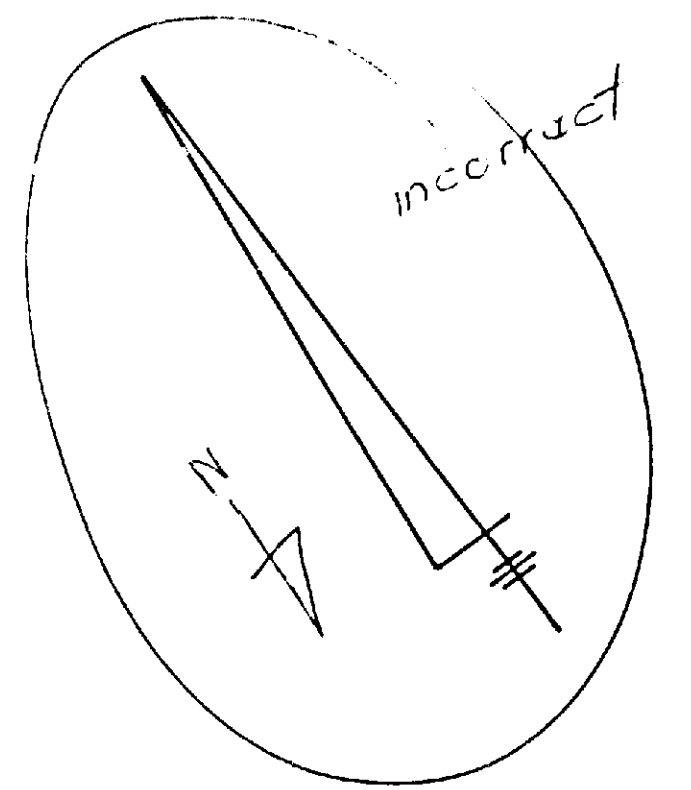
which had been scheduled for hearing on Tuesday, September 20, 1988 had been postponed at the request of the Appellant/Petitioner who will be out of town for business reasons on that date. The Board will reset for hearing and will notify all involved parties at that time of the rescheduled hearing date.

cc: Robert Knoll
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney
Nancy West, Executive

Esther C. Wilkerson
Administrative Secretary



VICINITY MAP
SCALE: 1"=2000'



NOTE: HEIGHT OF BUILDING IS 25.0

188

OWNER: ROBERT A. KNOLL
ELECTION DISTRICT: 12
PROPERTY IS ZONED: DP-10.5
SUBDIVISION: "PLAT No. 4-DUNDALK"
PLAT REF: BOOK 12 FOLIO 63
SCALE: 1"=50' NOV. 16, 1987
EXISTING UTILITIES IN 40' PRIVATE WAY

ZONING DESCRIPTION

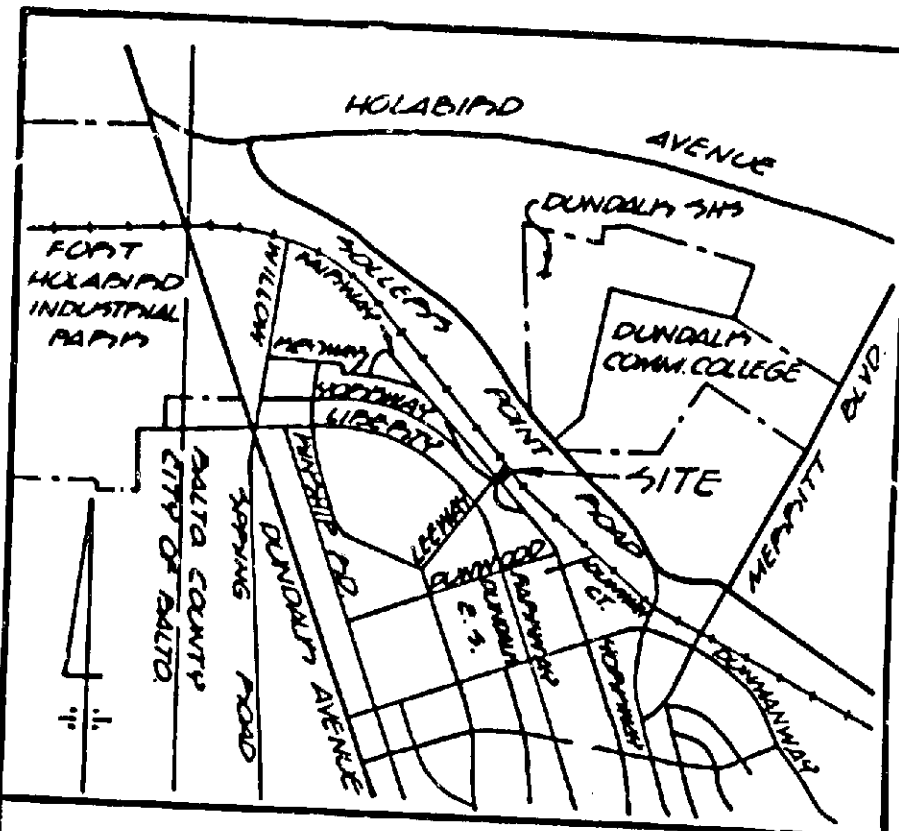
BEGINNING ON THE NORTHEAST SIDE OF 40' PRIVATE WAY (VARIABLE WIDTH) 381.42' SOUTHEAST OF THE INTERSECTION OF THE SOUTHEASTERN PIW OF LEEWAY (GO' PIW) AND THE NORTHEAST PIW LINE OF 40' PRIVATE WAY, BEING KNOWN AND DESIGNATED AS #2524, BLOCK 9, "PLAT No. 4-DUNDALK" PLAT BOOK 12 FOLIO 63.

6765 SQ. FT. ± (0.155 ACRES)
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

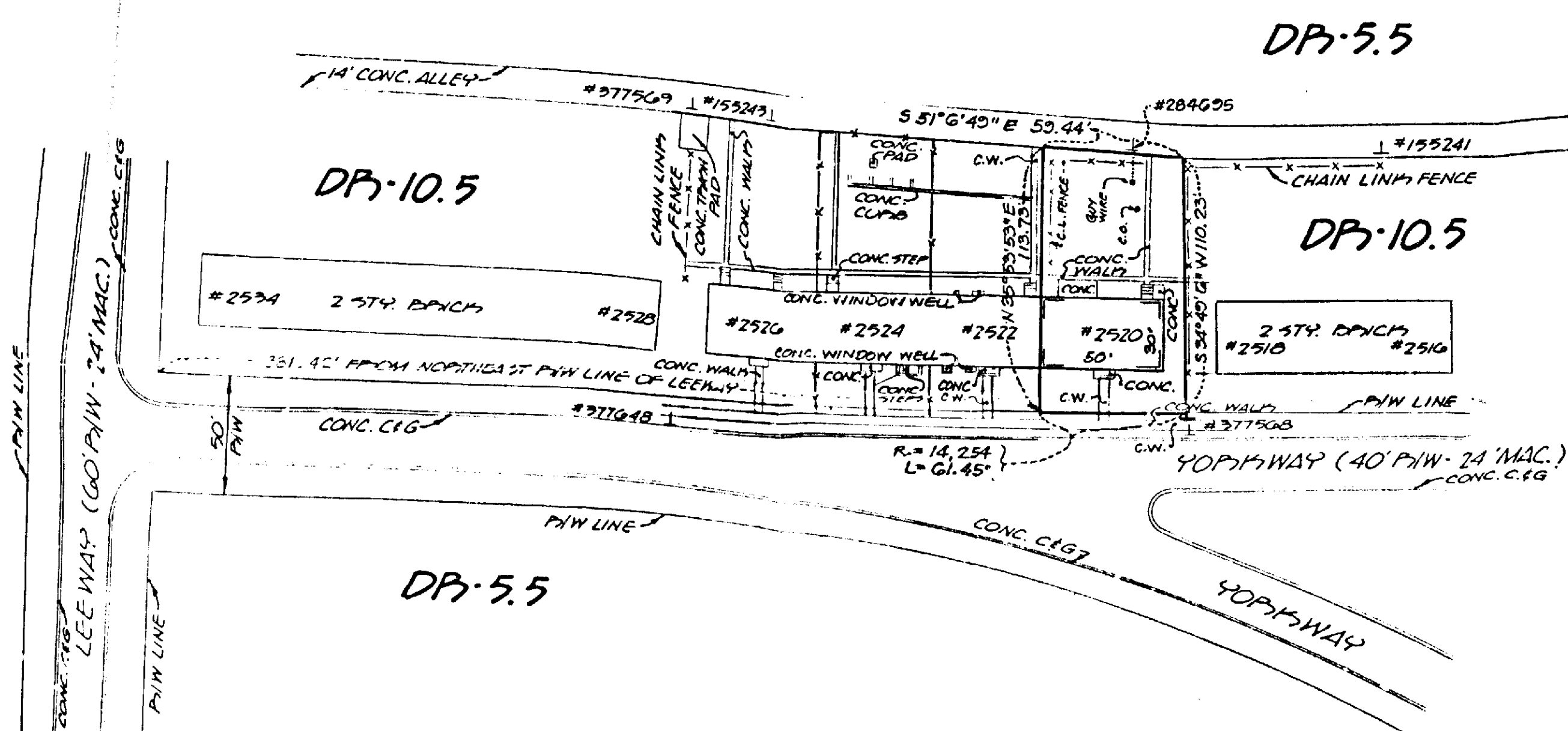
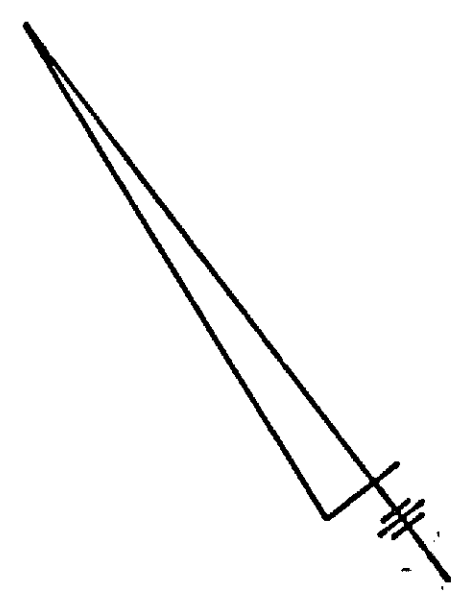
1 Sign

PLAT FOR SPECIAL HEARING.
~~PLAT FOR VARIANCE FOR~~ *Rox*
~~SPECIAL EXCEPTION~~

NOTE: NO CHANGE IN OWNERSHIP.



VICINITY MAP
SCALE: 1"=2000'



NOTE: HEIGHT OF BUILDING IS 25.0

188

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6765 SQ. FT. ± (0.155 ACRES)
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

PETITIONER'S
EXHIBIT 1

PLAT FOR SPECIAL HEARING *Rox*

~~PLAT FOR VARIANCE FOR~~
~~SPECIAL EXCEPTION~~

NOTE: NO CHANGE IN OWNERSHIP..



Charles Hunsicker